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cityoflasvegas
lasvegasnevada.gov

December 10, 2025

Ana Alvarez
Alma Family Trust and Leon Ana Maria Alvarez
305 La Rue Court
Las Vegas, Nevada 89145

RE: 25-0420-VAR1
PLANNING COMMISSION MEETING OF DECEMBER 9, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *December 9, 2025* voted to **APPROVE** the following Land Use Entitlement project request TO ALLOW AN EXISTING HOME ADDITION AND RESIDENTIAL ACCESSORY STRUCTURES [SHED AND SHADE STRUCTURE]; AND PROPOSED PATIO COVER THAT DO NOT CONFORM WITH TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS, SEPARATION AND LOT COVERAGE on 0.19 acres at 305 La Rue Court (APN 138-28-812-009), R-1 (Single Family Residential) Zone, Ward 1 (Knudsen).

This approval is subject to the following amended conditions:

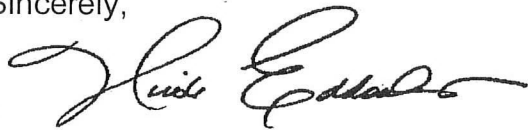
Planning

1. A Variance is hereby approved, to allow a two-foot side yard setback where five feet is required (Primary Dwelling).
2. A Variance is hereby approved, to allow a three-foot rear yard setback where 15 feet is required (Primary Dwelling).
3. A Variance is hereby approved, to allow a zero-foot rear yard setback where five feet is required (Attached Patio Cover).
4. A Variance is hereby approved, to allow a zero-foot side yard setback where three feet is required (Detached Shed).
5. A Variance is hereby approved, to allow a three-foot separation from the primary dwelling where six feet is required (Detached Shed).
6. A Variance is hereby denied, to allow a zero-foot side yard setback where three feet is required (Detached Shade Structure).
7. A Variance is hereby denied, to allow a zero-foot rear yard setback where three feet is required (Detached Shade Structure).

8. A Variance is hereby denied, to allow 53 percent lot coverage where 50 percent is the maximum allowed.
9. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
10. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **December 9, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **December 22, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Edgar Montalvo
5800 West Lake Mead Boulevard #2020
Las Vegas, Nevada 89108